093.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,300 / 780,300
					USE VALUE:	780,300 / 780,300
					ASSESSED:	780,300 / 780,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		GORHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEACH KATHRYN L
Owner 2:	WEISENSEAL ROBERT A
Owner 3:	
Street 1:	38 GORHAM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VISHNIAC EPHRAIM M--ETAL -
Owner 2:	VISHNIAC KATHLEEN KOHL -
Street 1:	38 GORHAM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1951, having primarily Aluminum Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5405.000	372,800		407,500	780,300
Total Card	0.124	372,800		407,500	780,300
Total Parcel	0.124	372,800		407,500	780,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.64 /Parcel: 497.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0006-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	372,800	0	5,405.	407,500	780,300		Year end	12/23/2021
2021	101	FV	362,300	0	5,405.	407,500	769,800		Year End Roll	12/10/2020
2020	101	FV	362,300	0	5,405.	407,500	769,800	769,800	Year End Roll	12/18/2019
2019	101	FV	258,200	0	5,405.	413,300	671,500	671,500	Year End Roll	1/3/2019
2018	101	FV	259,300	0	5,405.	308,500	567,800	567,800	Year End Roll	12/20/2017
2017	101	FV	259,300	0	5,405.	279,400	538,700	538,700	Year End Roll	1/3/2017
2016	101	FV	259,300	0	5,405.	267,800	527,100	527,100	Year End	1/4/2016
2015	101	FV	229,700	0	5,405.	227,000	456,700	456,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7661

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VISHNIAC EPHRAI	34868-572		2/20/2002		405,000	No	No		
	14034-447		8/1/1980		75,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2014	830	Redo Bat	28,000					
12/18/2013	1824	Manual	2,300	C				
2/6/2007	83	Porch	33,060			G8	GR FY08	remove/replace fr
4/12/1999	186	Manual	3,000					REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
9/12/2018	Inspected	BS	Barbara S
8/17/2018	MEAS&NOTICE	BS	Barbara S
7/22/2014	Info Fm Prmt	PC	PHIL C
2/6/2014	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	189	PATRIOT
5/15/2002	MLS	MM	Mary M
3/8/2000	Inspected	264	PATRIOT
1/27/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5405		Sq. Ft.	Site		0	70.	1.08	5									407,506						407,500	

Total AC/HA: 0.12408 | Total SF/SM: 5405 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 407,506 | Spl Credit: | Total: 407,500

PRINT

Date	Time
12/30/21	05:57:27

LAST REV

Date	Time
09/27/18	13:41:32
mmcmakin	

User Acct: 60873
GIS Ref:
GIS Ref:
Insp Date: 09/12/18
!7661!

USER DEFINED

Prior Id # 1:	60873
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.31964278
Const Adj.:	0.99594003
Adj $ / SQ:	184.000
Other Features:	80300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417935
Depreciation:	45137
Depreciated Total:	372798

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

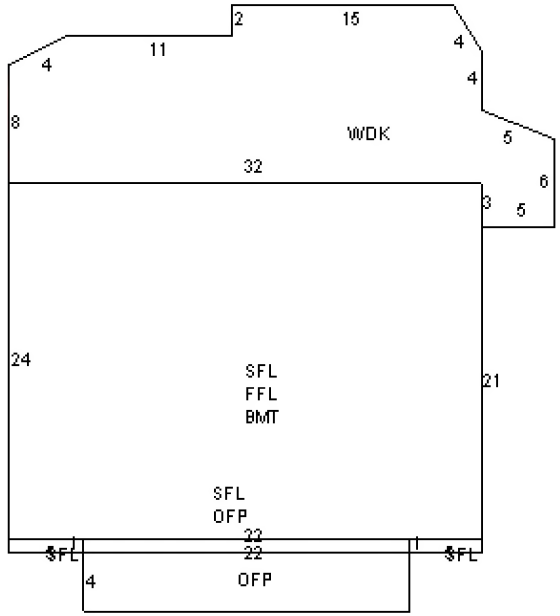
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	184.00
Special Features:	0	Val/Su Net:	131.82
Final Total:	372800	Val/Su SzAd	237.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	184.000	147,200
BMT	Basement	768	55.200	42,394
FFL	First Floor	768	184.000	141,312
WDK	Deck	382	8.580	3,279
OFP	Open Porch	110	31.370	3,451

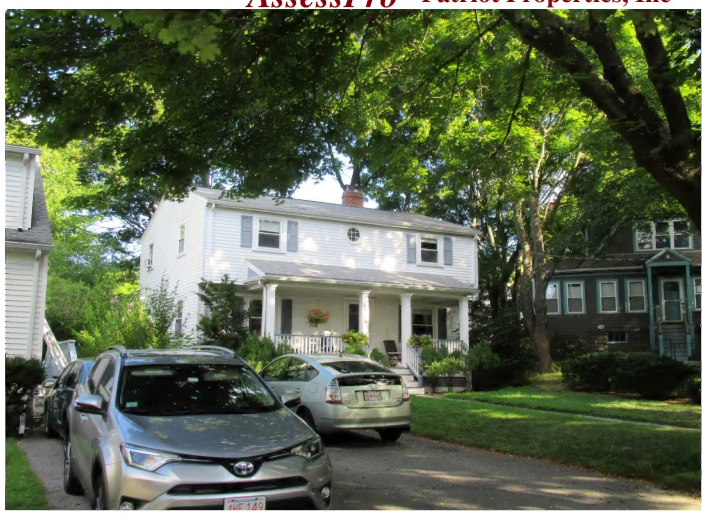
Net Sketched Area:	2,828			Total:	337,636
Size Ad	1568	Gross Area	2828	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	